



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: May 30, 2001 REPORT NO. 01-110

ATTENTION: Honorable Mayor and City Council
Docket of June 12, 2001

SUBJECT: **HEADQUARTERS POINT RESEARCH PARK**

REFERENCE: Reports to the Planning Commission; Report No. P-00-031, dated October 11, 2000 and P-00-199, dated November 1, 2000. Municipal Code sections 101.0920, 105.0202 and 102.0201. Council Policy 600-15

OWNER/
APPLICANT: CITY OF SAN DIEGO, OWNER/SAN DIEGUITO PARTNERSHIP,
LIMITED PARTNERSHIP, APPLICANT

SUMMARY

Issues - Should the City Council vacate an open space easement, approve a rezone from R1-40000 to M1-B (IL-2-1) (Industrial), subdivide a 10.3 acre site into two lots for development and one public road by means of a Vesting Tentative Map/Planned Industrial Development/Coastal Development Permit to allow the development of an industrial project?

Manager's Recommendation -

1. CERTIFY that Supplemental Environmental Impact Report (EIR) LDR No. 99-0036 has been reviewed and considered; ADOPT the Mitigation Monitoring and Reporting Program; and ADOPT Findings and Statement of Overriding Consideration.
2. APPROVE the Open Space Vacation, Rezone, Vesting Tentative Map, Planned Industrial Development/Coastal Development Permit No. 99-0036.

Planning Commission Recommendation - At the December 7, 2000 hearing the Planning Commission voted 7:0:0 to recommend denial of the project.

Community Planning Group Recommendation - The Mira Mesa Community Planning Group, voted 11:0:1 to approve the project on October 18, 1999, with conditions (Attachment 1).

Environmental Impact - Supplemental Environmental Impact Report (EIR) LDR No. 99-0036 has been prepared for the project in accordance with State CEQA Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified by the environmental review process.

Fiscal Impact - None with this action.

Code Enforcement Impact - None with this action.

Housing Affordability Impact - None with this action.

BACKGROUND

The Headquarter's Point project has its origins in a settlement agreement between the City and the San Dieguito Partnership (SDP) which resolved three complicated land use lawsuits. For approximately fifty years, SDP owned almost all of the property located in an area now identified as Subarea II of the North City Future Urbanizing Area. Over the years, SDP made numerous unsuccessful attempts to acquire entitlements to allow development of their property. SDP's development efforts culminated in 1996 when they submitted three applications to develop roughly 150 acres of their holdings in the region. Although two of the three applications were approved by the City Council and the third was denied, two ballot measures which proposed to phase shift the SDP property were defeated by the voters, thus leaving SDP with limited development rights.

SDP filed suit against the City, alleging the City had inversely condemned their property. SDP sought over \$50 million in damages. After extensive settlement discussions, on November 16, 1998, the City Council approved a settlement agreement resolving all of SDP's lawsuits. The primary aim of the City in the settlement agreement was to preserve as open space the vast majority of the SDP property located in Subarea II. To achieve this end, Southern California Edison agreed to buy about 50 acres of the SDP property. In addition, the City purchased a 47-acre parcel, commonly referred to as the "Ranch." In the settlement agreement, the City also agreed to consider a small residential development on SDP's 27-acre property known as the "Villas."

As consideration for the SDP's Ranch property, and SDP's agreement to forgive almost \$1.5 million in debt owed by the City to SDP from a prior transaction, the City agreed to transfer to SDP a parcel in University City, referred to now as the Nobel Research Park. In November 1998, the electorate approved Proposition N which ratified the proposed exchange of properties. The City also agreed to transfer fee simple title to roughly ten acres of property in Sorrento Mesa, now referred to as the Headquarter's Point Research Park. The settlement agreement approved by the City Council contemplated SDP would apply to develop the property in a manner consistent with the pending application.

While the settlement agreement was being implemented in 1999, the parties discovered the presence of an unrecorded lease between the City and the Santa Fe Pacific Pipelines, LP. which allows an underground pipeline on a portion of the Headquarters's Point parcel. To expedite dismissal of SDP's lawsuits and to prevent any claim that the City failed to provide notice of the

underground lease, on December 7, 1999 the City Council approved an amendment to the settlement agreement. As part of the amendment, SDP transferred the Headquarter's Point parcel to the City and the City transferred to SDP a two-acre parcel at the Nobel Research Park which

SDP was holding in trust for the City. SDP also agreed to continue to process at its expense the development application for the Headquarter's Point Research Park. As part of the settlement discussions, Council directed staff to process a development application to allow Council to consider a proposal which would increase the value of the property to partially offset the financial commitments of the SDP settlement agreement.

The 10.3 acre site is located west of Wateridge Circle, east of Lusk Boulevard in the R1-40000 zone (IL-2-1 proposed (M1-B)) within Hillside Review Overlay Zone and the Coastal Development Overlay Zone in the Mira Mesa Community Plan (Attachment 2). The surrounding land uses near the Headquarters Point Research Park property are the industrial Corporate Research Park to the southeast; Vista Sorrento Parkway to the southwest; Lusk Boulevard to the northwest; and commercial/industrial development to the northeast. The Mira Mesa Community Plan designates an industrial park for this location. The site was designated for industrial development as part of the larger project, the Corporate Research Park. With the approval of the Corporate Research Park, this area was identified from industrial uses to open space as biological mitigation for direct impacts resulting from the Corporate Research Park.

DISCUSSION

Approval of the Headquarters Point Research Park would allow the subdivision and development of 10.3 acres with a public road and two lots for future industrial uses; landscaping; off-street surface parking; improvements in the public right-of-way; and a MHPA boundary adjustment (Attachment 3). All of the property in the Headquarters Point Research Park is owned by the City of San Diego. The majority of this site is not within the Multiple Habitat Preservation Area. When the MHPA boundaries were established in this area, this property was excluded due to its low value as habitat and because the site is not physically connected to other habitat which would contribute to a wildlife corridor. The MHPA boundary adjustment will result in a greater area being included into the MHPA preserve. The adjustment increases the MHPA by including areas currently not within the MHPA and is offset by decreasing areas which are included in the MHPA. The total of the MHPA land area is increased as a result of this adjustment. City staff has reviewed and is in support of the proposed adjustment. The Federal and State of California agencies reviewed the EIR and did not provide any written comments addressing the proposed project (Attachment 4). Development of the individual lots would be facilitated by the proposed Headquarters Point Research Park Planned Industrial Development Design Guidelines (Attachment 5) and conditions of approval found in Attachments 6 and 7. Approval of site specific building plans, landscaping, and site development would be controlled by these guidelines and would be used during the review of specific building proposals.

Subject to the regulations in effect prior to the Land Development Code, January 2000, the Headquarters Point Research Park project is located within the Hillside Review Overlay Zone. The regulations of the Hillside Review Overlay Zone (HR), Section 101.0454D, Development Regulations require a HR permit before any development is allowed, with three exclusions. An HR permit is not required if a Planned Development Permit is obtained in accordance with the procedure set forth in Chapter X, Article 1, Division 9. The proposed project includes a Planned Industrial Development (PID) Permit and is consistent with the development regulations of the PID ordinance. The development regulations of the PID, Section 101.0920D Design Criteria, address the goals of the Hillside Review regulations in item number 2, "The plan shall provide

for adequate permanent open space areas, circulation, off-street parking, and pertinent pedestrian amenities. Building structures and facilities and accessory uses within the parcel shall be well integrated, and oriented and related to the topographic and natural features of the site". Therefore, the proposed project does not require a Hillside Review Permit, yet is consistent with the purpose and intent of those regulations.

The 10.3 acres of Headquarters Point Research Park was created by a grant deed from the Corporate Research Park, Lot 10, Map No.13604 which totaled 46.9 acres. Of the original 46.9 acre property, the remaining 36.6 acres would be preserved in open space and retain the current R1-40000 zoning. The proposed project is located in the least sensitive portion of the site, is sited in the most level areas available, preserves the greatest amount of the open space possible, and protects the steepest slopes and most sensitive vegetation located on the site. The proposed development would be located adjacent to existing industrial developments on Lusk Boulevard and Wateridge Circle. These features, and the site specific design, architecture, and other details of the submitted Planned Industrial Development Design Guidelines, meet the Design Criteria of the Planned Industrial Development regulations and are therefore consistent with the requirements the HR zone.

Council Policy 600-15

City Council Policy 600-15, Street Vacations and Easement Abandonments, establishes the criteria to provide staff direction in evaluating and recommending to the City Council actions regarding street and easement vacations (Attachment 8). Policy 600-15 states: "It is the policy of the Council to vacate or abandon, in whole or part, a public right-of-way when there is no present or prospective use for the right-of-way, and such action will serve the public interest. No action will be taken, however, until the following findings can be made:

Finding a. That there is no prospective use for the easement or right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

Addressing finding a, the goal of retaining public open space for a variety of public purposes would be enhanced by the vacation of this open space easement and by the acquisition of greater quality habitat located within critical areas of the Multiple Habitat Preservation Area (MHPA). The use of this easement as mitigation for biological impacts created by the adjacent Corporate Research Park project would be furthered and enhanced by preserving higher quality mitigation land elsewhere within the MHPA. The purposes for which the open space was originally set aside would be multiplied by vacating this easement in favor of preserving habitat intrinsically more valuable elsewhere within the MHPA. The Headquarters Point Research Park site is not suitable to be utilized for other public uses such as walkways, bicycle paths, public access to open space areas, transit facilities, utility lines or any other public use. The site is not anticipated to be used for any public purposes. The steep topographic relief on the adjacent site makes these public uses impractical and have not been planned at this location. The proposed project site does not provide access to any public open space and is not adjacent to any active open space areas or systems and is an isolated remnant. If the proposed application is approved, conditions of approval for the tentative map require dedication of public right-of-way for Headquarters Point and will include provision for public utilities in that right-of-way. Consistent with Council policy, conditions of approval for the tentative map require the vacation of the open space would only become effective upon recording of the final map.

Finding b. That the public will benefit from the action through improved utilization of land made possible by the street vacation.

Addressing finding b, the public would benefit by the vacation of open space at this site because the development of this site in accordance with the mitigation requirements and combined with funds generated by the entitlement of the property, through a lease or sale, joined with a State of California matching grant would potentially result in a three to four fold increase of valuable habitat being preserved as open space. Development of this site will require mitigation for previous impacts resulting from the development of the Corporate Research Park (CPR) project, and secondly require mitigation for the direct impacts of developing Headquarters Point Research Park. To reduce the impacts to biological resources to a level of insignificance, the Mitigation Monitoring and Reporting Program (MMRP) requires mitigation at specific ratios. This mitigation would vary from between 6.58 to 11.23 acres to mitigate for impacts resulting from the development of Headquarters Point Research Park, and additional mitigation totaling 8.76 acres is also required to mitigate the impacts from the CPR project. The total mitigation requirement required would be a minimum of 15.34 acres if the mitigation site is within the MHPA and a maximum of 19.99 acres if the mitigation site is outside the MHPA.

Finding c. That the vacation or abandonment is not inconsistent with the General Plan, an approved Community Plan, or the Local Coastal Program.

Addressing finding c, the Mira Mesa Community Plan the proposed project site is identified for industrial development. This site is centrally located in a developed industrial area served by adequate infrastructure. The proposed project is consistent with the community plan, by reference establishes consistency with the goals of the Progress Guide and General Plan, and the Local Coastal Program. Given the limited amount of undeveloped industrial land remaining in the City, developing this site within an industrial area furthers the goals of the City to attract and retain industrial developments. Development of this site would also further the goal of implementing the MSCP through the use of revenue from this site to acquire lands within the MHPA.

Finding d. That the facility for which the right-of-way as originally acquired will not be detrimentally affected by the street vacation.

Addressing finding d, the purposes for which the easement was originally retained will be enhanced by the MMRP and utilization of increased revenue from the site. Further the mitigation requirements of the MMRP satisfies the original purpose of the open space easement, to mitigate for impacts resulting from CRP, would be sustained by the retention of valuable habitat as open space within or outside the MHPA. Therefore the original purpose of retaining this site as open space to mitigate biological impacts from the CPR project would be realized by preservation of higher value habitat in another location in or outside the MHPA as conditions of approval for the Headquarters Point Research Park.

Staff has reviewed the Council Policy 600-15 and all factors relating to the application and concluded affirmatively that all required findings necessary to vacate the open space easement can be supported and the proposal conforms with the criteria stated in the policy.

Environmental Benefits

Considering the mitigation requirements enumerated in the conditions of approval and the opportunities to obtain matching grants from the State, the vacation of the existing open space

easement and development of this site could potentially result in a three to four fold increase of valuable habitat being preserved as open space. Currently ten acres of low value habitat is preserved as open space at this site. Should the City Council determine to vacate the current open space designation at this site and approve the Headquarters Point Research Project, this ten acre project could increase the amount of valuable habitat preserved as open space to approximately thirty to forty acres. If land were to be purchased within the MHPA boundary, the City would be expanding its ownership of this important regional wildlife habitat preserve. Land within the preserve contributes to important connections for the movement of wildlife and provides sanctuary for those plants and animals who live within its boundaries.

Biological Mitigation Opportunities

Requirements of the Mitigation Monitoring and Reporting Program (MMRP) would result in 6.58 acres to 11.23 acres to mitigate impacts resulting from the development of Headquarters Point Research Park, and additional mitigation totaling 8.76 acres to address impacts from the CPR project. Addition of this acreage would result in a total mitigation requirement at a minimum of 15.34 acres if the mitigation site is within the MHPA and a maximum of 19.99 acres if the mitigation site is outside the MHPA. Several valuable mitigation sites are located within the MHPA which are currently under private ownership. An assumed responsibility of any private developer of the property, the requirements of the MMRP would also increase valuable habitat preserved within the City. Property located within private ownership in the MHPA is located throughout the City. Significant sites in the vicinity include properties within Del Mar Mesa and East Elliott. Further outside the vicinity, several valuable sites could also be found in the San Pasqual Valley, Carmel Valley, and Otay Mesa as well as others dispersed within the MHPA. Since the City owns the Headquarters Point Research Park site, if directed by the City Council, biologically valuable sites could be purchased with the monies generated by the sale of the property thereby multiplying the opportunities to increase the preservation of significantly valuable habitat in or out of the MHPA.

Financial Benefits

The Real Estate Assets Department has conducted a preliminary estimate of appraisal should the two lot subdivision be approved and sold by the City to a developer. If sold, the Headquarters Point Research Park lots are estimated to generate approximately \$2,000,000 to \$2,500,000 in revenue to the City. This is an increase from the original \$1.5 million 1998 appraisal value used in the settlement agreement. This value estimate is the result of a comparison of current market prices for similar industrial properties in the same local market area. The annual value of a lease of this property is unknown at this time. A lease would increase in value in proportion to the level of improvements contributed by the City to the site. Proceeds from a lease could be used at the Council's discretion with matching funds and annual maintenance as options that would further the goals of the MHPA. However, the nature and current market of industrial properties strongly favor a sale of the property rather than leasing to prospective business occupants. Real Estate Assets has had communications with developers experiencing difficulties in securing project refinancing on leasehold properties. Leasing this property would seriously limit potential business occupants from obtaining refinancing and severely restrict marketing by the City. Sale of the property would generate a single source of revenue capable of acquiring a significant amount of MHPA lands. If the project does not move forward, the City would lose a portion of the benefits negotiated in the settlement agreement.

Development of the site as an industrial facility in this location would contribute to the continued diversification of employment opportunities for the citizens of the City and would increase the

opportunities of new industrial businesses to locate or potentially retain current businesses within the City. The economic development of the City would be enhanced by the increase in industrial property available.

Questions raised by the Sierra Club

The Sierra Club submitted a letter (Attachment 9), dated March 20, 2001, which identified several questions and requested clarification. Topics for clarification are as follows:

1) Correct and re-circulate the EIR. The Supplemental EIR prepared for the Headquarters Point Research Park project corrected the subject block which identifies the name of the project, the approvals required to entitle the project, a brief description of the project, its location, legal description, and the name of the applicant. The EIR is identified as a supplement to EIR 96-0625. The number 96-0625 was incorrect. The correct document number is 96-0265. The subject block description of required actions deleted the "and" between Hillside Review Permit and Coastal Development Permit and added "and Open Space Easement Vacation". In the Conclusions section of the Supplement EIR, the number of the previous EIR was corrected to read 96-0265. These items were corrected prior to the Planning Commission hearing on December 7, 2000. No other corrections are required to recommend certification of the document. Staff has carefully reconsidered the accuracy of the document, its conclusions and the requirements of the MMRP. Staff has concluded the document is accurate and adequately addresses the issues in accordance with CEQA regulations and the State CEQA Guidelines.

2) Clarify the standard of review for the project. The standard of review used to evaluate the proposed project includes all relevant Council Policies, the Progress Guide and General Plan, the Mira Mesa Community Plan, California Environmental Quality Act and State CEQA Guidelines, and all relevant sections of the Municipal Code in effect at the time the application was deemed complete. The project was deemed complete on January 11, 1999. The Municipal Code regulations applied to evaluate the project are those in effect prior to the effective date of the new Land Development Code. City staff has reviewed the proposed project against the regulations in accordance with the proposed M1-B (IL-2-1) zone, Section 101.0435.2, and all existing overlay zones except as superceded by the regulations of the Planned Industrial Development Ordinance, Section 101.0910, the Coastal Development Permit, Section 105.0202, and Tentative Maps, Section 102.0201.

3) Clarify legal questions regarding LCP submittal to Coastal Commission for rezone of Corporate Research Park. The land which is the subject of the Headquarters Point Research Park was not rezoned from the original zoning of R1-40000 as part of the Corporate Research Park actions.

4) Clarify the basis on which (the) City, in closed session, can overturn prior State action. Staff and the City Attorney have reviewed all correspondence received from the Sierra Club and cannot find references to the City Council taking any actions to overturn prior State actions, nor any actions in conflict with prior State actions.

5) Develop criteria for vacation of dedicated open space mitigation land. Staff has followed the criteria set forth in Council Policy 600-10 (Attachment 6) for the proposed vacation of the open space easement and recommends all the required findings to vacate the easement be adopted. The land which is the subject of the proposed project is not dedicated open space. The Headquarters Point Research Park proposes to vacate an open space easement recorded on the grant deed as a condition of the previous tentative map.

6) Develop criteria for Substantial Conformance Review. The City's process for review of construction documents for conformance with a previous discretionary action is to ensure the purpose and intent of the approved permit, conditions, and exhibits are enforced (Attachment 10). The Land Development Code, Chapter 11, Article 3, Division 1, Definitions states: Substantial Conformance means that a revision to a development that was approved through a permit or tentative map complies with the objectives, standards, guidelines and conditions for that permit or tentative map. The City Council has established a substantial conformance review process to authorize the City Manager to exercise judgement in the administrative review of the project as long as it complies with the basic intent of the approved permit. Substantial Conformance Review is a Process One decision made by staff after reviewing the submitted design drawings and all other information. This review includes an evaluation of the submitted project design in relationship to the approved exhibits, permit conditions, environmental document, applicable land use policies and the public record of the permit. Staff will approve the submitted project if the design is substantially consistent with the parameters of the project approval. The basis for a decision is found within the existing project record. In the case of Headquarters Point Research Park, staff is requiring a substantial conformance review of the project design prior to a developer submitting plans for construction permits. This condition increases the effective control over the design of the development before costly construction drawings are prepared for the construction permit review. In this way, the City has the ability to redirect a design which may not be in conformance with the conceptual approval for the project before a major expense of time and resources is committed to a specific design. The substantial conformance review process includes a notice to the community planning group and a copy of the proposed design plans.

7) Clarify use of MSCP Guidelines in Coastal Zone Resource Ordinances and the effective date of application in the Coastal Zone. The City has a document titled "Guidelines for Conducting Biology Surveys." The Guidelines for Conducting Biology Surveys became effective in and out of the Coastal Zone in October, 1998. The "Significance Determination Guidelines for CEQA" which references the MSCP was effective October, 1998 and revised in June, 1999. With the many recent changes in the land development regulations, it is important to note the regulations in effect and used to evaluate the Headquarters Point Research Park project are those of the pre-January 2000 Land Development Code referred to as the Municipal Code.

Planning Commission Recommendation

During the December 7, 2001 hearing the Planning Commission discussed several issues with which they had concern. The Commissioners felt they needed a more complete history of the background which brought the project forward in the form and under the terms as it exists today. A detailed history has been provided in this report. There were also concerns over the open space easement being proposed for vacation, whether the open space was mitigation specific to this site to address visual impacts and whether the findings to approve the open space vacation could be supported. The requirement to set aside this open space to mitigate the Corporate Research Park project was addressing biological impacts and is not specific to this site only, which allows the mitigation to be relocated to another site and the easement to be vacated. The findings necessary to approve the easement vacation are presented within this report.

Other concerns of the Planning Commission included the design of the site and the adequacy of the Design Guidelines for the subsequent building developments. The Planning Commission thought that the City, as the owner of the project, should do more to create a landmark development as an example of leading trends in land development. The Commission was not comfortable with the limited degree of certainty provided by the Design Guidelines concerning

the architectural design of future buildings. The Commission stated their opinion that the Design Guidelines could be improved by increasing the objective criteria used in evaluating the subsequent building design. Staff assessment of the project design is that Headquarters Point Research Park is of a high caliber and is sensitively designed with consideration for its location, surrounding land uses, and natural site constraints. The tentative map, grading, and site plan for the project creates a project sensitive to several issues (Attachment 3, 5, and 11). The steep slopes present on the site are avoided, the most sensitive biological resources are protected and avoided, the grading plan minimizes earth movement and the need for large fill or cut slopes by blending the proposal to fit the topography, and the landscape materials used on manufactured slopes would be compatible with the native undisturbed vegetation. The Design Guidelines for this project are consistent with other similar infill industrial projects proposed by the development community. Staff supports the use of these guidelines to entitle the project and again in reviewing building plans when submitted for construction permits.

Community and Public Input

City staff concurs with the suggested conditions forwarded by the Mira Mesa Community Planning Group (Attachment 1). These conditions are summarized as follows: 1) All buildings shall be limited to a maximum of three stories in height; 2) Prior to the issuance of a building permit, a development plan package as defined on page fifteen and sixteen of the PID Text, shall be submitted to the Mira Mesa Community Planning Group for their review and approval; and 3) Offsite acquisition required as mitigation for project impacts to the MHPA should be focused on sites north of SR 52. Should the City Council approve the project, these three conditions will be added to the final documents prior to their official recording.

Three letters were received concerning the project during the public comment period of the Environmental Impact Report (EIR) LDR No. 99-0036. These letters included questions on topics of: erosion; sedimentation; water quality; transit programs; the proposed rezone; the application and decision process; sale of City property; efficacy of the Settlement Agreement; Coastal Zone analysis; procedure and review of MHPA boundary adjustment; and the No Project and Reduced Project analysis.

Mitigation requirements are included in the Mitigation Monitoring and Reporting Program to address potential impacts resulting from erosion, sedimentation, water quality, monitoring and assignment of maintenance responsibilities. The EIR has been revised to include information addressing transit programs and the Coastal Zone analysis. Clarification is provided in the responses to public comments to the issues raised concerning the proposed rezone, sale of City property, application and decision process, alternatives analysis, and the MHPA boundary adjustment. Efficacy of the Settlement Agreement process for this project is not subject to the review or discretion of City staff. The complete letters from the public comment period and staff's responses are provided for reference as Attachment 4.

In summary, City staff supports the proposal to vacate the open space easement, rezone the property, and allow the subdivision and development of a two lot planned industrial development with design guidelines. Approval of this project would result in an increase of industrial land in an area served by infrastructure and would enable the City to further the goals of the MHPA by acquiring higher value habitat in greater quantities. Staff is recommending approval of the Headquarters Point Research Park project subject to the terms and conditions contained in Attachments 6 and 7. The draft permit and tentative map resolutions identify project compliance with the applicable required findings and development regulations of the Municipal Code (Attachments 6 and 12).

ALTERNATIVES

The City Council can approve the project with modifications, or deny the application.

Respectfully submitted,

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Development Services Director

William T. Griffith
Real Estates Assets Director

Approved: George I. Loveland
Senior Deputy City Manager

CHRISTIANSEN/JSF

- Attachments:
1. Mira Mesa Community Planning Group letter
 - 1a. Mira Mesa Community Planning Group letter - Page 2
 2. Project Location Map
 3. VTM/P.I.D./Grading/Site Plan
 4. Responses to public comments received during EIR public review period
 5. Headquarters Point Research Park Planned Industrial Development Design Guidelines (under separate cover)
 6. VTM Resolution
 7. Draft PID/CDP permit
 8. City Council Policy 600-15
 - 8a. City Council Policy 600-15 - Page 2
 9. Sierra Club letter, dated March 20, 2001
 10. Information Bulletin 500, April 2001
 11. Landscape Concept/Brush Management Plan
 - 11a. Landscape Concept/Brush Management Plan - Page 2
 12. Draft permit resolution
 13. Rezone "B" Sheet
 14. Existing Topography
 15. Rezone area
 16. Project cross sections
 17. Project Chronology